

ASSEMBLY, No. 5656

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:

Assemblyman LARRY WAINSTEIN

District 33 (Hudson)

SYNOPSIS

Provides sales and use tax exemption for certain purchases made by certain common interest communities in UEZ.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the imposition of the sales and use tax on
2 certain common interest communities in urban enterprise zones
3 and supplementing P.L.1983, c.303 (C.52:27H-60 et seq.).
4

5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*
7

8 1. a. Notwithstanding the provisions of section 20 of
9 P.L.1983, c.303 (C.52:27H-79), receipts from the first \$300,000 of
10 annual retail sales of materials, supplies, and services for the
11 exclusive use of erecting structures or buildings on, or maintaining,
12 improving, altering, or repairing the real property of a large
13 common interest community in an urban enterprise zone, or a
14 contractor hired by the common interest community to make such
15 improvements, alterations, or repairs, are exempt from the taxes
16 imposed under the "Sales and Use Tax Act," P.L.1966, c.30
17 (C.54:32B-1 et seq.).

18 b. As used in this section, "large common interest community"
19 means a horizontal property regime, condominium, homeowner
20 association, cooperative, or mutual housing corporation with at least
21 1,000 units, in which some of the property, commonly known as
22 "common elements" or "common areas," are owned or controlled by
23 the unit or association owners or members.
24

25 2. This act shall take effect immediately.
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28 STATEMENT 29

30 Under current law, receipts from the first \$100,000 of annual
31 retail sales of tangible personal property (except motor vehicles and
32 energy) and sales of services (except telecommunications services
33 and utility services) to a qualified business for the exclusive use or
34 consumption of the business within an enterprise zone are annually
35 exempt from the taxes imposed under the "Sales and Use Tax Act,"
36 P.L.1966, c.30 (C.54:32B-1 et seq.). This bill allows for an
37 exemption of \$300,000 for certain purchases made by large
38 common interest communities in urban enterprise zones.

39 Under the bill, a "large common interest community" means a
40 horizontal property regime, condominium, homeowner association,
41 cooperative, or mutual housing corporation with at least 1,000 units,
42 in which some of the property, commonly known as "common
43 elements" or "common areas," are owned or controlled by the unit
44 or association owners or members.